



**City of Santa Barbara**  
Airport Department

**DATE:** March 21, 2007  
**TO:** Airport Commission  
**FROM:** Karen Ramsdell, Airport Director  
**SUBJECT:** Lease Agreement – J. Michael Condrón dba Atlas Fence Company

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**RECOMMENDATION:**

That Commission approve and authorize the Airport Director to execute a three-year Lease Agreement, with two one-year options, with J. Michael Condrón, dba Atlas Fence Company, a Sole Proprietor, for 1,560 square feet of Building 314 and 2,236 square feet of adjacent land, at 101-A Dean Arnold Place, at the Santa Barbara Airport, effective April 1, 2007, for a monthly rental of \$2,012, exclusive of utilities.

**DISCUSSION:**

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

Atlas Fence Company has been an Airport tenant since 1980, operating as a fencing contractor. Mr. Condrón proposes to continue to lease the current Premises for offices, light manufacturing and storage of materials and equipment. Two employees work at this location. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.089 per square foot for the building and \$.14 per square foot for land and is comparable to other buildings and yards on the Airport for similar use and in similar condition. The proposed rent represents a 4.1% increase over the previous rental. Atlas Fence will also pay monthly utilities charges of \$32.66 or metered amount, whichever is greater, for water and \$27.20 for sewer service.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

**PREPARED BY:** Business & Property Division

**ATTACHMENT:** Map